

# COUNTY OF YORK

## MEMORANDUM

**DATE:** June 9, 2005 (BOS Mtg. 6/21/05)

**TO:** York County Board of Supervisors

**FROM:** James O. McReynolds, County Administrator

**SUBJECT:** Application No. UP-656-05, York County Little League

This application was tabled at the May 17<sup>th</sup> meeting in order to provide staff with time to incorporate additional conditions to respond to the concerns raised by Mrs. Margaret Green, an adjacent property owner, at the public hearing. Her concerns are outlined in the attached letter dated May 17<sup>th</sup>.

Proposed Resolution No. R05-82R has been drafted by staff to include additional language in an attempt to address these concerns. Staff's proposed additions are designed to require the Little League organization to accomplish certain improvements (e.g., fencing and screening along the front property line) prior to activating the proposed lights. The proposed conditions concerning trash and access are written in a way that would minimize the upfront expenses to the Little League but would allow the County, through a determination of the Zoning Administrator, to require additional measures to be implemented if the initial efforts prove ineffective.

These proposed changes have been provided to the applicant's representative and he has indicated that the organization can accept and comply with them. In addition, a copy of the draft conditions was provided to Mrs. Green for her review and comment. The Greens continue to have concerns about the potential for trespassing on their property and other neighboring properties and would prefer to see the Little League property completely enclosed by a perimeter fence, as noted in the attached series of email messages between Mrs. Green and Mr. Carter.

I have concerns that fencing the Little League parcel would not guarantee the desired results since any individual determined to walk "cross-country" to get to the fields would be diverted onto the surrounding properties by the fence. I believe that the situation should be monitored and that measures should be considered incrementally. Should the neighbors note problems, it would be staff's intention to consult with the Sheriff's Department, the neighbors and the Little League concerning viable solutions. The conditions that I have recommended in proposed Resolution No. R05-82(R-1) are designed to allow this incremental approach. However, should the Board wish to include a condition requiring a fence to be installed from the outset, the following language could be substituted for proposed Condition No. 9 in the resolution. Please note that it is

written so that the Board could choose either a fence around the immediate perimeter of the fields or a fence around the perimeter of the property.

Alternate Condition No. 9

*The applicant shall be responsible for monitoring access to and from the site by players and spectators to prevent and/or discourage trespassing on the abutting properties. To facilitate this, the applicant shall install .... (choose one)*

- *a four (4) foot high chainlink fence extending from the ends of the fence required along the southwest property line and enclosing the perimeter of the parking area and the playing fields. OR*
- *a four (4) foot high chainlink fence extending from the ends of the fence required along the southwest property line and enclosing the perimeter of the site along the northern, eastern and southern property lines.*

*The site shall be posted with appropriate signage warning patrons not to trespass on abutting properties.*

I recommend approval of proposed Resolution No. R05-82(R-1).

Carter/3337

Attachments:

- Letter dated May 17, 2005 from Mr. and Mrs. Green
- Copy of email communications between Mrs. Green and Mr. Carter concerning the contents of proposed Resolution No. R05-82R
- Copy of memorandum dated May 5, 2005
- Proposed Resolution No. R05-82(R-1)